

# Elliman Report

## Q4-2025 Weston, FL Sales

### Single Family

#### Dashboard

YEAR-OVER-YEAR

- 5.4%  
Prices Median Sales Price

+ 43.9%  
Sales Closed Sales

+ 14.0%  
Inventory Total Inventory

- 0.8%  
Negotiability Listing Discount

### Condo

#### Dashboard

YEAR-OVER-YEAR

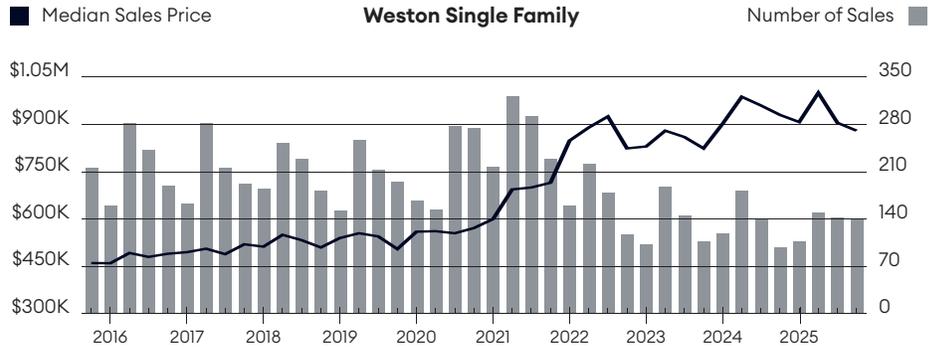
- 10.7%  
Prices Median Sales Price

- 21.4%  
Sales Closed Sales

+ 25.6%  
Inventory Total Inventory

- 0.1%  
Negotiability Listing Discount

- Single family price trend indicators continued to drift lower
- Single family sales surged year over year as listing inventory continued to rise
- Condo sales declined year over year for the second time in three quarters



| Weston Single Family Matrix             | Q4-2025     | %Δ (QTR) | Q3-2025     | %Δ (YR) | Q4-2024     |
|---|-------------|----------|-------------|---------|-------------|
| Average Sales Price                     | \$1,058,208 | 1.8%     | \$1,039,566 | -2.4%   | \$1,083,928 |
| Average Price Per Sq Ft                 | \$397       | -1.7%    | \$404       | -5.9%   | \$422       |
| Median Sales Price                      | \$880,000   | -2.8%    | \$905,000   | -5.4%   | \$930,000   |
| Number of Sales (Closed)                | 141         | -0.7%    | 142         | 43.9%   | 98          |
| Days on Market (From Last List Date)    | 66          | 32.0%    | 50          | 3.1%    | 64          |
| Listing Discount (From Last List Price) | 4.8%        |          | 5.0%        |         | 5.6%        |
| Listing Inventory                       | 195         | -12.6%   | 223         | 14.0%   | 171         |
| Months of Supply                        | 4.1         | -12.8%   | 4.7         | -21.2%  | 5.2         |
| Average Square Feet                     | 2,698       | -0.3%    | 2,707       | 1.0%    | 2,671       |

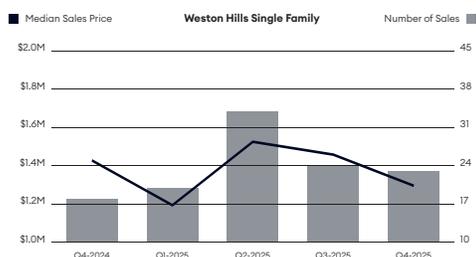


| Weston Condos Matrix                    | Q4-2025   | %Δ (QTR) | Q3-2025   | %Δ (YR) | Q4-2024   |
|---|-----------|----------|-----------|---------|-----------|
| Average Sales Price                     | \$427,898 | 3.6%     | \$413,170 | -5.2%   | \$451,388 |
| Average Price Per Sq Ft                 | \$310     | 4.7%     | \$296     | -6.9%   | \$333     |
| Median Sales Price                      | \$395,000 | 6.8%     | \$370,000 | -10.7%  | \$442,500 |
| Number of Sales (Closed)                | 44        | -20.0%   | 55        | -21.4%  | 56        |
| Days on Market (From Last List Date)    | 64        | -9.9%    | 71        | 20.8%   | 53        |
| Listing Discount (From Last List Price) | 3.4%      |          | 4.9%      |         | 3.5%      |
| Listing Inventory                       | 113       | -8.1%    | 123       | 25.6%   | 90        |
| Months of Supply                        | 7.7       | 14.9%    | 6.7       | 60.4%   | 4.8       |
| Average Square Feet                     | 1,379     | -1.1%    | 1,395     | 1.8%    | 1,355     |



Prepared by Miller Samuel Real Estate Appraisers & Consultants

## Weston Hills

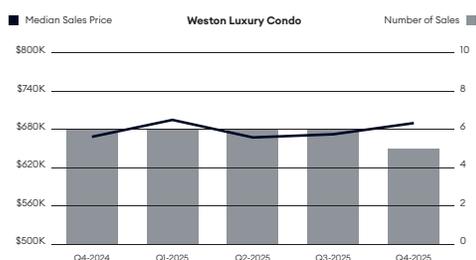


| Weston Hills Single Family Matrix       | Q4-2025     | %Δ (QTR) | Q3-2025     | %Δ (YR) | Q4-2024     |
|---|-------------|----------|-------------|---------|-------------|
| Average Sales Price                     | \$1,419,913 | -11.9%   | \$1,611,333 | -5.0%   | \$1,494,111 |
| Average Price Per Sq Ft                 | \$445       | -5.1%    | \$469       | 2.1%    | \$436       |
| Median Sales Price                      | \$1,295,000 | -11.2%   | \$1,457,750 | -9.3%   | \$1,427,500 |
| Number of Sales (Closed)                | 23          | -4.2%    | 24          | 27.8%   | 18          |
| Days on Market (From Last List Date)    | 64          | 36.2%    | 47          | -34.0%  | 97          |
| Listing Discount (From Last List Price) | 5.8%        |          | 6.3%        |         | 6.5%        |
| Listing Inventory                       | 34          | -2.9%    | 35          | -10.5%  | 38          |
| Months of Supply                        | 4.4         | 0.0%     | 4.4         | -30.2%  | 6.3         |
| Average Square Feet                     | 3,188       | -7.2%    | 3,434       | -7.0%   | 3,427       |

## Luxury



| Luxury Single Family Matrix (Top 10% of Sales) | Q4-2025     | %Δ (QTR) | Q3-2025     | %Δ (YR) | Q4-2024     |
|--|-------------|----------|-------------|---------|-------------|
| Average Sales Price                            | \$2,410,773 | 19.9%    | \$2,011,086 | -2.1%   | \$2,463,200 |
| Average Price per Sq Ft                        | \$506       | 0.8%     | \$502       | -11.7%  | \$573       |
| Median Sales Price                             | \$2,275,000 | 33.8%    | \$1,700,000 | 14.0%   | \$1,996,000 |
| Number of Sales (Closed)                       | 15          | 0.0%     | 15          | 50.0%   | 10          |
| Days on Market (From Last List Date)           | 64          | 33.3%    | 48          | -22.0%  | 82          |
| Listing Discount (From Last List Price)        | 6.4%        |          | 6.5%        |         | 8.8%        |
| Listing Inventory                              | 59          | 7.3%     | 55          | 13.5%   | 52          |
| Months of Supply                               | 11.8        | 7.3%     | 11.0        | -24.4%  | 15.6        |
| Entry Price Threshold                          | \$1,610,000 | 5.9%     | \$1,520,000 | 2.9%    | \$1,565,000 |
| Average Sale Square Footage                    | 4,766       | 18.9%    | 4,007       | 10.8%   | 4,301       |



| Luxury Condo Matrix (Top 10% of Sales)  | Q4-2025   | %Δ (QTR) | Q3-2025   | %Δ (YR) | Q4-2024   |
|---|-----------|----------|-----------|---------|-----------|
| Average Sales Price                     | \$676,200 | -5.0%    | \$711,667 | -2.9%   | \$696,333 |
| Average Price per Sq Ft                 | \$331     | 2.2%     | \$324     | -14.0%  | \$385     |
| Median Sales Price                      | \$690,000 | 2.6%     | \$672,500 | 3.2%    | \$668,500 |
| Number of Sales (Closed)                | 5         | -16.7%   | 6         | -16.7%  | 6         |
| Days on Market (From Last List Date)    | 108       | -16.3%   | 129       | 184.2%  | 38        |
| Listing Discount (From Last List Price) | 2.2%      |          | 5.1%      |         | 2.6%      |
| Listing Inventory                       | 9         | -10.0%   | 10        | 28.6%   | 7         |
| Months of Supply                        | 5.4       | 8.0%     | 5.0       | 54.3%   | 3.5       |
| Entry Price Threshold                   | \$641,000 | 10.5%    | \$580,000 | 2.7%    | \$624,000 |
| Average Sale Square Footage             | 2,040     | -7.1%    | 2,195     | 12.9%   | 1,807     |

## By Sales Share Weston

| Finance                | Current Quarter | Prior Year Quarter |
|------------------------|-----------------|--------------------|
| Single Family Cash     | 22.7%           | 25.5%              |
| Single Family Mortgage | 77.3%           | 74.5%              |
| Condo Cash             | 43.2%           | 46.4%              |
| Condo Mortgage         | 56.8%           | 53.6%              |

| Price                 | Current Quarter | Prior Year Quarter |
|-----------------------|-----------------|--------------------|
| Single Family + Condo |                 |                    |
| < \$350K              | 10.3%           | 10.4%              |
| \$350K - \$499K       | 7.0%            | 15.6%              |
| \$500K - \$699K       | 22.7%           | 22.7%              |
| \$700K - \$999K       | 30.8%           | 22.7%              |
| \$1M - \$1.9M         | 24.9%           | 25.3%              |
| \$2M+                 | 4.3%            | 3.2%               |

| Over/Under Last List | Current Quarter | Prior Year Quarter |
|----------------------|-----------------|--------------------|
| Single Family Over   | 2.1%            | 5.1%               |
| Single Family At     | 8.5%            | 9.2%               |
| Single Family Under  | 89.4%           | 85.7%              |
| Condo Over           | 4.5%            | 0.0%               |
| Condo At             | 11.4%           | 19.6%              |
| Condo Under          | 84.1%           | 80.4%              |

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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